

# 68 PETITION FOR SPECIAL HEARING 87-157-SPH TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the restoration of the tenant house located at 11501 Belair Road, Kingsville, Maryland, (current dimensions are 16' x 32', one and one-half stories) and the construction of a 12' x 12' one-story, one-room addition thereto.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_ Legal Owner(s): \_\_\_\_\_

(Type or Print Name) \_\_\_\_\_ James D. Wilson \_\_\_\_\_

Signature \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_ Helen E. Wilson \_\_\_\_\_

City and State \_\_\_\_\_ (Type or Print Name) \_\_\_\_\_

Attorney for Petitioner: \_\_\_\_\_ 11501 Belair Road \_\_\_\_\_

(Type or Print Name) \_\_\_\_\_ Address \_\_\_\_\_

Signature \_\_\_\_\_ Kingsville, Maryland 21087 \_\_\_\_\_

Address \_\_\_\_\_ Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_

City and State \_\_\_\_\_ Same as above \_\_\_\_\_

Attorney's Telephone No.: \_\_\_\_\_ Name \_\_\_\_\_

Address \_\_\_\_\_ Phone No. \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of September, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of October, 1986, at 11:15 o'clock A.M.

\_\_\_\_\_ Zoning Commissioner of Baltimore County.

## SUPPLEMENT TO PETITION

Attached are copies of the deed, tax records, surveyor's plat and location survey pertaining to the subject and surrounding properties. All such properties are located in the Eleventh Election District and are zoned RC5. A description of the subject property is provided in the deed. The surveys and tax records provide bearings, distances, and areas; location of the entrance; use, dimensions, and location of all existing buildings and the proposed addition; and existing well and septic field. The subject property is 650 feet north of the intersection of Belair Road and Mt. Vista Road. No principal buildings exist within 200 feet of any part of the subject property. No streams or drainage courses exist on or within 50 feet of subject property.

The subject tenant house has retained its nonconforming use since its construction in the early 1900's. It has been continuously considered a tenant house by the Baltimore County Tax Assessor since at least 1911. It has had no other use since its construction, and though uninhabited for at least one year (like the main dwelling) its intended use was never abandoned or discontinued. It was represented as a tenant house at the time of sale to its current owners. All major service systems (plumbing, electrical) have remained intact. It has its own historic value (unique millwork typical of the late 1800's to early 1900's), in addition to being an integral part of a former agriculturally oriented estate. It is part of a designated county historic site (number BA-2303). The restoration and construction of an addition should have no impact on the surrounding property, which consists of a portion of the "Wildon" development, and when subdivided will comprise two residential lots, each approximately 11 acres in size. The designated building sites on each lot will be no closer than 200 feet to the tenant house. In all likelihood the tenant house will serve as the final residence for the mother of one of the owners.

\_\_\_\_\_ JAMES D. WILSON

\_\_\_\_\_ HELEN E. WILSON

Pursuant to the advertisement, posting and public hearing on the subject property, and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, granting approval of the relief requested in the Petition for Special Hearing would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations (BC2R) and would not be detrimental to the health, safety and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 30th day of October 1986, that the herein request for a special hearing to approve the restoration of the tenant house at the above-referenced location, and additionally, the construction of a 12' x 12' one-story, one-room addition, in accordance with the plan submitted, prepared by William E. Doyle, revised August 14, 1986 and identified as Petitioner's Exhibit 1, is hereby GRANTED from and after the date of this Order.

\_\_\_\_\_ Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

## PETITION FOR SPECIAL HEARING

11th Election District

Case No. 87-157-SPH

LOCATION: Southeast Side of Belair Road, 1020 feet Northeast of the Centerline of Mt. Vista Road

DATE AND TIME: Tuesday, October 14, 1986, at 11:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing to approve the restoration of a nonconforming use as a tenant house and the construction of a one-story, one-room addition

Being the property of James D. Wilson, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

IN RE: PETITION FOR SPECIAL HEARING  
SE/S of Belair Road, 1020' NE  
of the c/l of Mt. Vista Road  
11th Election District

James D. Wilson, et ux  
Petitioners

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY

Case No. 87-157-SPH

The Petitioners herein request a special hearing to determine whether or not approval should be granted to the restoration of the tenant house located at 11501 Belair Road, Kingsville, and additionally, the construction of a 12' x 12' one-story, one-room addition thereto.

Testimony by one of the Petitioners indicates that the main residence has been registered and listed on the Maryland Historical Trust Inventory. According to tax records, the tenant house has been on the property, formerly a 95-acre tract, since 1911 and may date back to 1887. The tenant house is one and one-half story, 16' x 32', with internal mill work and external clapboard. The previous owner used the building as a tenant house from 1961 to its sale in 1982. The present owners first began renovations on the main dwelling and now propose repairs and an addition (144 sq.ft.) to the tenant house to be used by a mother or mother-in-law. The only other salvageable outbuilding is the 21' x 40' frame building.

A representative of the company developing the adjacent land spoke in protest, questioned whether the development houses would be allowed to have tenant houses and conceded that he had no objection to the tenant house so long as the main house is owner-occupied.

Upon stipulation by both parties, the following statement was received from John McGrain, Baltimore County's Office of Planning & Zoning: "The tenant house is built with victorian-period narrow siding, or Swedish siding, fairly rare stuff. This entire site is very nice."



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

October 30, 1986

Mr. & Mrs. James D. Wilson  
11501 Belair Road  
Kingsville, Maryland 21087

RE: Petition for Special Hearing  
SE/S of Belair Road, 1020' NE  
of the c/l of Mt. Vista Road  
11th Election District  
Case No. 87-157-SPH

Dear Mr. & Mrs. Wilson:

Enclosed please find a copy of the decision rendered in the above referenced case. Please be advised that your Petition for Special Hearing has been granted in accordance with the enclosed Order.

If you have any further questions on the subject matter, please do not hesitate to contact this office.

Very truly yours,

\_\_\_\_\_ Deputy Zoning Commissioner

JMHJ:bjs

Enclosures

cc: Mr. P. T. Hargrove  
Coventry Development Company  
5764 Yellow Rose Court, Columbia, Md. 21045

People's Counsel

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
SE/S of Belair Rd., 1020' NE of : OF BALTIMORE COUNTY  
C/L of Mt. Vista Rd., :  
11th District :  
JAMES D. WILSON, et ux, : Case No. 87-157-SPH  
Petitioners :  
: : : : :  
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

\_\_\_\_\_ Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

\_\_\_\_\_ Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 23rd day of September, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. James D. Wilson, 11501 Belair Rd., Kingsville, MD 21087, Petitioners.

\_\_\_\_\_ Peter Max Zimmerman  
Peter Max Zimmerman

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 9/14/86

Posted for: Special Hearing

Petitioner: James D. Wilson, et ux

Location of property: SE/S Belair Rd., 1020' NE of Mt. Vista Rd.

Location of Signs: 11501 Belair Rd., corner E. End road, ex. property of P. Hargrove

Remarks: \_\_\_\_\_

Posted by: M. T. Hargrove Date of return: 9/18/86

Number of Signs: 1

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